

AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,873rd Meeting



9:00 a.m. January 6, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P04-1343:** Proposal of The Pulte Home Corporation for a one-year time extension for Tract Map 29515 to subdivide approximately 220-acres into 105 single family residential lots, situated generally east of Bradley Street and south of Overlook Parkway, in the R-1-130 – Single Family Residential and RC – Residential Conservation Zones.
2. **PLANNING CASE P04-1250:** Proposal by Ven Seng Ngonhvongsa for a one year time extension of Conditional Use Permit CU-062-012 to establish a church with caretakers quarters on approximately 0.5 acres developed with single family residences at 6021 Rutland Avenue and 8925 Cypress Avenue, situated on the northeasterly corner of Cypress and Rutland Avenues, in the C-2 Restricted Commercial Zone.
3. **PLANNING CASE P04-1408:** Proposed modification of a condition of Tract Map 8006 by Rosa Chavez to remove the special 40-foot front yard setback for five lots, each approximately .2 acres in size fronting on Tyler Street, at 4404-4432 Tyler Street, situated on the southwesterly side of Tyler Street, northwesterly of California Avenue in the R-1-65 Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 4a. **PLANNING CASE P04-0803 (Continued from December 9, 2004):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests further continuance to January 20, 2005 and staff concurs.)*
- 4b. **PLANNING CASE P04-0967 (Continued from December 9, 2004):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests further continuance to January 20, 2005 and staff concurs.)*
- 5a. **PLANNING CASE P04-1289 (Continued from December 9, 2004):** Proposed conditional use permit by Terry Talley on behalf of Neal T. Baker Enterprises to construct an approximately 2,100 square foot fast food restaurant with a drive thru “Baker’s” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly

- corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1290 and P04-1292.) (The applicant requests further continuance to January 20, 2005 and staff concurs.)*
- 5b. **PLANNING CASE P04-1290 (Continued from December 9, 2004):** Proposed conditional use permit by William Navigato to construct and operate an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blain Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1292.) (The applicant requests further continuance to January 20, 2005 and staff concurs.)*
- 5c. **PLANNING CASE P04-1292 (Continued from December 9, 2004):** Design Review of Plot Plan and Building Elevations by Terry Talley on behalf of Neal T. Baker Enterprises for an approximately 2,100 square foot fast food restaurant with a drive thru and an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1290.) (The applicant requests further continuance to January 20, 2005 and staff concurs.)*
6. **PLANNING CASE P04-1031 (Continued from December 9, 2004):** Proposal of Eddy Sutiono, on behalf of the Sugarbush Properties, for variances related to the installation of two freestanding signs on 18 acres developed with a commercial center, “University Town Center”, at 1756 University Avenue, situated on the southwest corner of University and Chicago Avenues, in the C-2 – Restricted Commercial Zone. **Variances requested:** 1) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along Chicago Avenue, where the Zoning Code allows a maximum 25-foot high, double-face freestanding sign with a maximum sign area of 100-square feet and three lines of copy; 2) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along University Avenue, where the Zoning Code allows a 6-foot high, double-face freestanding sign with a maximum sign area of 25-square-feet and two lines of copy. *(The applicant requests further continuance to January 20, 2005 and staff concurs.)*
- 7a. **PLANNING CASE P04-1120 (Continued from December 9, 2004):** Proposed conditional use permit by Kassab Ama to establish a service station and mini-mart with off-site alcohol sales on approximately one vacant acre, situated on the northerly corner of Market Street and Rivera Street, in the C-2 Restricted Commercial Zone. *(This case is being heard concurrently with P04-1157 and P04-1119). (The applicant requests further continuance to January 20, 2005 and staff concurs.)*
- 7b. **PLANNING CASE P04-1157 and P04-1119 (Continued from December 9, 2004):** Proposed conditional use permit by Kassab Ama to establish an approximately 5,000 square foot market with off-site alcohol sales, and a design review of the plot plan and building elevations for an approximately 10,000 square foot, one-story commercial building and related parking, on an approximately one vacant acre, situated on the northwesterly side of Rivera Street, between Market Street and Allstate Drive in the C-2 Restricted Commercial

Zone. (These cases to be heard concurrently with P04-1120). (*The applicant requests further continuance to January 20, 2005 and staff concurs.*)

8. **PLANNING CASE P04-0950:** Proposal by Pete Mitchell on behalf of EMS Real Estate for the Design Review of the plot plan and building elevations for an approved senior citizens housing project consisting of 224 one and two-bedroom independent senior apartment units on approximately 10.7 acres developed with two single family residences situated southerly of Colorado Avenue, westerly of Snowberry Avenue and Adams Elementary School and northerly of Raintree Avenue, in the R-1-65 - Single Family Residential Zone. (*Related Planning Case - P04-0075.*) . (*The applicant requests continuance to January 20, 2005 and staff concurs.*)
9. **PLANNING CASES P04-1302 & P04-1304:** Proposal of Canty Engineering Group, Inc. on behalf of the Hindu Society of the Inland Empire for a revised conditional use permit and design review of a plot plan and building elevations to establish an approximately 34,000 square-foot two-story multiple purpose building including office and classroom space on approximately 2.28 acres of land developed with two single family residences and related accessory structures located at 3733 - 3771 Everest Avenue, situated on the easterly side of Everest Avenue, approximately 200 feet southerly of Magnolia Avenue in the R-1-65 - Single Family Residential and P - Parking Zones. (*The applicant requests continuance to January 20, 2005 and staff concurs.*)
10. **PLANNING CASE P04-1238 (Annexation 101- Mariposa Avenue) (Continued from December 9, 2004):** Consideration of an annexation report and plan for providing services and to establish appropriate pre-zoning and General Plan land use designations to be placed on approximately 220 vacant acres generally bounded by Gamble Avenue to the west, Krameria Avenue to the north, Mariposa Avenue to the south and Obsidian Drive to the east. (*Staff recommends continuance to January 20, 2005.*)
11. **PLANNING CASE P04-0728:** Proposed conditional use permit by Keith and Alicia Cunningham to expand an elderly board and care facility to allow up to 18 ambulatory clients on approximately 1 acre, developed with an existing board and care facility at 3715 Monroe Street, situated the northeasterly side of Monroe Street, southeasterly of Magnolia Avenue, in the R-1-65 Single Family Residential Zone. (*The applicant requests continuance to January 20, 2005 and staff concurs.*)
12. **PLANNING CASES P04-1195 AND P04-1196:** Proposed conditional use permit and design review by City of Riverside Public Utilities Department to construct and operate the Riverside Energy Resource Center, a 96 megawatt natural gas fired simple cycle power plant proposed for use at times of peak electrical demand on an approximately 12 acre vacant site located at 5950 Acorn Street, situated immediately easterly of the existing City of Riverside Wastewater Plant, westerly of Payton Avenue and northerly of Jurupa Avenue in the MP - Manufacturing Park Zone.
13. **PLANNING CASE P04-1349:** Proposed Parcel Map 33112 by Gary Sanderson, on behalf of Andres Barrera, to subdivide approximately 2 acres of vacant land into 3 parcels for single family residential purposes, located at 5698 Norwood Avenue, situated on the westerly side

of Norwood Avenue, northerly of Campbell Avenue and easterly of Stover Avenue in the RR- Rural Residential Zone.

9:30 a.m.

14. **PLANNING CASE P04-0857:** Proposed Tract Map 32606 by A+K Architects on behalf of Farhad Kashefi, to subdivide approximately 5.6 acres currently developed with 2 single family residences into 9 lots for single family residential purposes located at 5850 Norwood Avenue, situated on the westerly side of Norwood Avenue, between Cypress and Campbell Avenues, in the RR - Rural Residential Zone.
- 15a. **PLANNING CASE P04-1340:** Proposed specific plan amendment by Roy W. Herbold Jr. on behalf of First States Investors, LLC to amend the Downtown Specific Plan - Prospect Place Office District regulations to allow the use of drive-up automatic teller machines for existing financial institutions that have a minimum property size of 2 acres. *(This case to be heard concurrently with P04-0861).*
- 15b. **PLANNING CASE P04-0861:** Proposed conditional use permit by Roy W. Herbold Jr. on behalf of First States Investors, LLC, to install and operate two drive-thru automatic teller machines (ATM's) on the southerly portion of an approximately 2.81 acre parcel developed with a financial institution and associated parking facilities at 3650 Fourteenth Street, situated on the southerly side of Fourteenth Street, easterly of Main Street, in the DSP-PPO, Downtown Specific Plan - Prospect Place Office District. *(This case to be heard concurrently with P04-1340).*

10:00 a.m.

16. **PLANNING CASE P04-1244:** Proposed Parcel Map 33259 by Ike Genah, to subdivide an approximately .3 acre lot partially developed with a duplex into 2 lots to facilitate a new single family residence, at 3463 Dwight Avenue, situated on the westerly side of Dwight Avenue between Linden Street and Minnesota Street in the R-1-65 – Single Family Residential Zone.
- 17a. **PLANNING CASE P04-1358:** Proposal by Gilles Sayah for a variance related to the construction of an approximately 6,684 square foot commercial building on approximately 0.54 vacant acres at 2308 University Avenue, situated on the southwesterly corner of University and Eucalyptus Avenues, in the C-2-SP-Restricted Commercial and Specific Plan Combining Zone. **Variance requested:** to permit direct alley access to the proposed off-street parking area where an internal circulation system is required. *(This case to be heard concurrently with P04-1081).*
- 17b. **PLANNING CASE P04-1081:** Proposal for design review of a plot plan and building elevations by Elias Alfata on behalf of Gill Sayah for an approximately 6,684 square foot commercial building on approximately 0.54 vacant acres at 2308 University Avenue, situated on the southwesterly corner of University and Eucalyptus Avenues, in the C-2-SP-Restricted Commercial and Specific Plan Combining and “P”-Parking Zones. *(This case to be heard concurrently with P04-1358).*

18. **PLANNING CASE P04-1255:** Proposed street vacation by Christian Singletary and Hazel Evensen, to vacate Monroe Street situated between Irving Street and the southerly city limits.

E. **WORKSHOP** - 12:00 p.m.

19. Continued review of the General Plan 2025 Program with emphasis on the Zoning Code. The Commission will adjourn to the Board Room for this lunch time workshop.

2:00 p.m.

- 20a. **PLANNING CASE P04-0676:** Proposed General Plan Amendment by John Nicholson and William L. Davis on behalf of WLD Holdings, LLC to establish a Rancho La Sierra Specific Plan Overlay District encompassing approximately 1,462 mostly vacant acres located at the northwesterly boundary of City, including the existing Rancho La Sierra Specific Plan area and portions of the La Sierra Hills in the RC -Residential Conservation and RA-5 Residential Agricultural Zones. The Overlay District will accommodate the potential future submission of a specific plan within this area.

- 20b. **PLANNING CASE P04-0677:** Proposed Development Agreement between the City of Riverside and the Rancho La Sierra Property Owners to allow up to 598 single family dwelling units to be clustered on the River Ranch and Diaz portions of the expanded Rancho La Sierra Specific Plan area, and to preserve approximately 869 acres as open space located at the northwesterly boundary of City, including 150 acres within the existing Rancho La Sierra Specific Plan area and portions of the La Sierra Hills in the RC -Residential Conservation and RA-5 Residential Agricultural Zones.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

G. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

21. Report from the City Planning Commission representative to the City Land Use Committee.
22. Recent City Council actions of interest to the City Planning Commission.
23. Briefing on upcoming agenda items.

H. **MINUTES** The minutes of October 7, 2004 and October 21, 2004 to be presented for approval.

I. **ADJOURNMENT**

Adjournment to the January 20, 2005 meeting at 9:00 am.